Wm Sykes & SON EST. 1866

Offers in excess of

£225,000

108 Brougham Road, Marsden

This substantial stone-built end terraced home is realistically priced to reflect that it is ready for a programme of renovation. It offers a fantastic opportunity for you to put your own ideas into practice and create a fabulous family home that suits your own needs. The accommodation is laid out over 4 floors and briefly comprises hall, lounge, and dining kitchen to the ground floor, basement level utility/workshop, keeping cellar, and fuel store, 2 bedrooms and bathroom to the first floor, and 2 further bedrooms on the second floor. Externally, it has access to a large garden and patio areas. It is within a short walk of the village centre where you will find a good range of shops, cafes, restaurants, a train station, and a regular bus service.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
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Slaithwaite, Huddersfield HD7 5HE
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Accommodation:

GROUND FLOOR
The side entrance door opens into:-

Hall
With staircase rising to the first floor, and access to the staircase that takes you down to the basement.

Lounge 13'5" x 12'11"
Having a window to the front, frosted window to the side, and a gas fire with timber surround and a marble back.

Dining Kitchen **13'3" x 11'5"**
A nice spacious dining kitchen fitted with a good range of wall, drawer and base units having ample worksurfaces over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over, electric oven, integral fridge/freezer, tiled splashbacks, wood effect flooring, and a window providing pleasant views to the rear.

BASEMENT

Utility/Workshop **17'5" x 13'3"**
A really flexible, good sized space which has plumbing for a washing machine, frosted window to the rear providing natural light, external door to the rear, and wall mounted central heating boiler.

Keeping Cellar **12'11" x 8'1"**
Good storage space which has the original stone keeping slab in situ.

Fuel Store **8'6" x 4'9"**
The original coal store now offering more space to be utilised.

FIRST FLOOR

Landing
Having a window to the side and door giving way to the staircase that takes you up to the second floor.

Bedroom 1 13'5" x 12'11"
A good-sized double bedroom with window to the front.

Bedroom 2 11'5" x 8'2"
This very generously sized single bedroom enjoys lovely views to the rear.

Bathroom **11'4" x 6'11" (4'11" min)**
Fitted with a white suite comprising a corner bath, shower cubicle with mains fed shower over, low flush w.c., and a wash basin on vanity unit set into a recess with tiled splashback and cupboard beneath. There is a frosted window to the rear, wood effect flooring, and inset ceiling spotlighting.

SECOND FLOOR
A small landing area gives access to both rooms.

Bedroom 3 **13'6" x 16'1" (13'0" min)**
This double bedroom has some limited head height as the ceiling slopes in line with the roof pitch. There is a window to the side, and exposed beams.

Bedroom 4 **13'4" x 10'4"**

Another double room which also has a sloping ceiling following the pitch of the roof. It has a velux roof window, access to eaves storage, and exposed beams.

Outside Rear

OUTSIDE
There is access to a good-sized flagged terrace with steps down to a lawned garden and a paved patio at the rear.

Please Note
In keeping with good Estate Agency practice, we would like to inform all interested parties that the owner of this property is a relative of an employee of Wm Sykes & Son.

Viewing
By appointment with Wm. Sykes & Son.

Location
Travelling to Marsden from Slaithwaite, Brougham Road will be found on the right just after the first zebra crossing.

Additional Information

- Council Tax – Band A
- Tenure – Freehold
- There is a right of way along the rear of the terrace
- Energy Rating 66 (Band D)
- Utilities:-
  - Water – mains
  - Electricity – mains
  - Drainage – mains
  - Gas – mains
  - Heating – gas fire central heating and a gas fire in the lounge.
  - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast Fibre Broadband' (Fibre to Premises FTTP), are available in this area and mobile coverage at the property is offered by several providers.

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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